



Public Notice

Applicant:
Panda Properties, Ltd.

Date:
Published: Oct. 18, 2000
Expires: Nov. 17, 2000

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-CO-R RE: 2000-02440(0) Section: OH 10 and 404

**Application for Permit under Authority of
Section 10 of the Rivers and Harbors Act of 1899 and
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Panda Properties, Ltd., 7280 Bayshore Road, Marblehead, Ohio 43440, has applied for a Department of the Army permit to perform work and place fill into Sandusky Bay (Lake Erie). The proposed project, Spyglass Condominium, is located at 7280 Bayshore Road, in the City of Marblehead, Ottawa County, Ohio.

The proposed project consists of constructing a J-shaped breakwall 495 feet long and 17 feet wide. The breakwall will extend approximately 213 feet waterward in a southerly direction, 117 feet in an easterly direction and 165 feet shoreward. Approximately 415 cubic yards of core stone and 440 cubic yards of Type B stone fill will be placed below the Ordinary High Water (OHW), 573.4 feet International Great Lakes Datum (IGLD) 1985. A floating dock 396.4 feet long and 6 feet wide will be installed on the inner side of the breakwall (marina basin). No dredging of the newly created marina basin has been proposed. Approximately 0.18 acre of waters will be filled and 0.7 acre of waters will be enclosed as a result of this construction.

The purpose of the project is to provide a protected harbor with a boat dock for lake access for the residents of the condominium development.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Paul F. Wetzel, who can be contacted by calling (419) 353-6307, or by e-mail at: paul.f.wetzel@usace.army.mil

The applicant has certified that the proposed activity complies with Ohio's approved Coastal Zone Management Program and will be conducted in a manner consistent with that program. Any comments on the consistency of the proposed activity with Ohio's Coastal Zone Management Program should be forwarded to:

Mr. Don Povolny or Ms. Kim Baker
Ohio Department of Natural Resources
Division of Real Estate and Land Management
Resource Management Section
1952 Belcher Drive, Building C-4
Columbus, Ohio 43224-1386
Telephone (614) 265-6411
FAX (614) 267-4764
e-mail: kim.baker@dnr.state.oh.us

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1616 East Wooster Street, Unit R-1-E, Box O, Bowling Green, Ohio 43402-3456, and should be marked to the attention of Paul F. Wetzel, or by e-mail at: paul.f.wetzel@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

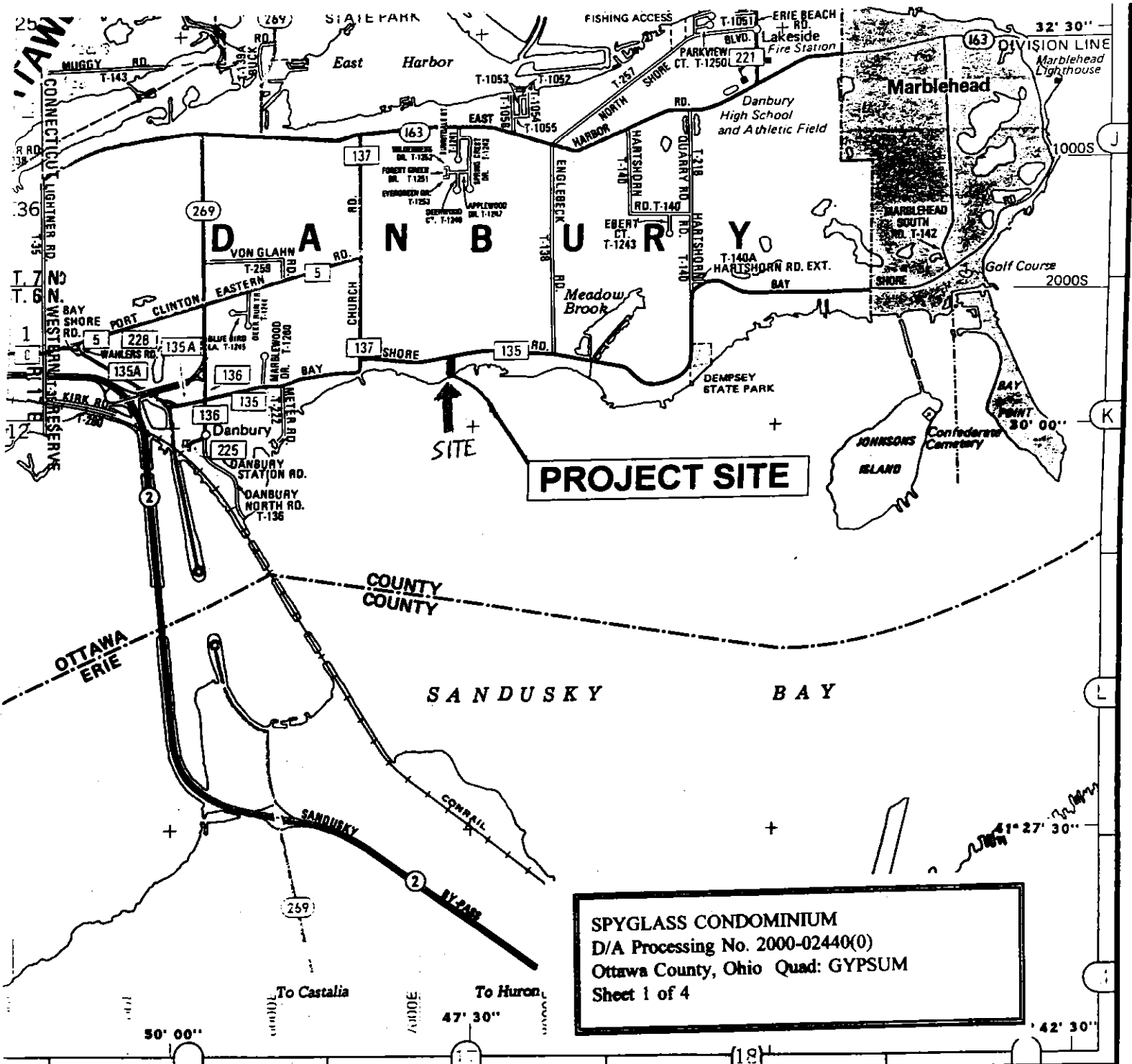
The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

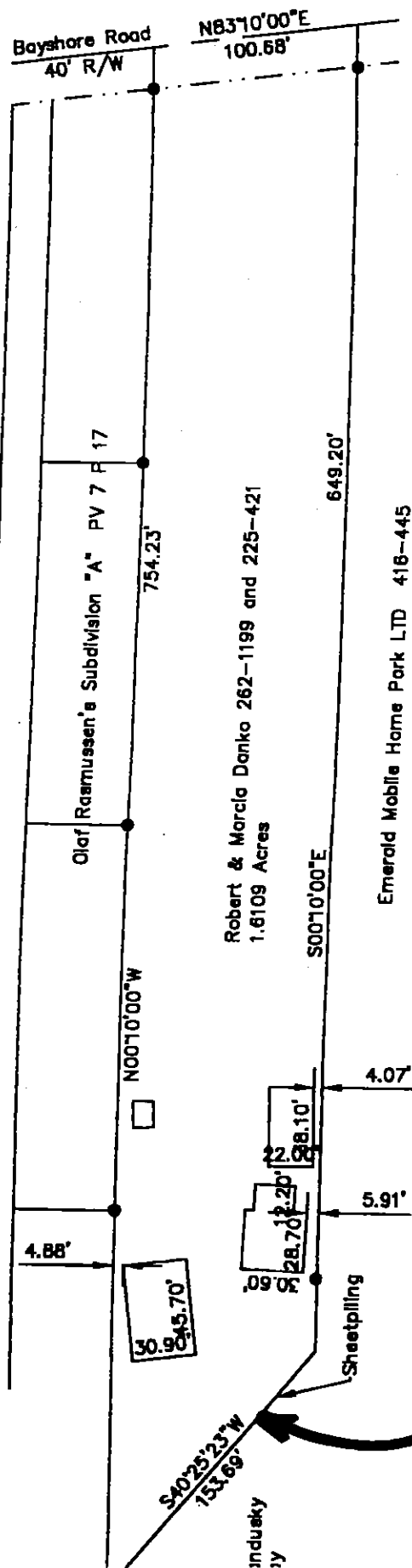
Alan R. Anascheta-Nasemann
for Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

Vicinity Map
7280 Bayshore Road, Marblehead, Ohio 43440
Danbury Township, Ottawa County, Ohio
For Panda Properties Ltd.



EXISTING SITE



SPYGLASS CONDOMINIUM
D/A Processing No. 2000-02440(0)
Ottawa County, Ohio Quad: GYPSUM
Sheet 2 of 4

FEICK SURVEYORS

2224 East Wacker Street, Burbank, Ohio 44570. 419-626-3241

28 JAN 68

DATE 3/10/2000

JOE NO: 56378

137651 OF 1

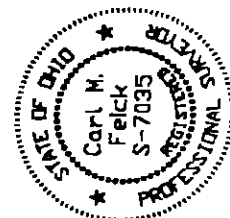
Plat of Survey

Panda Properties

7280 Bayshore Road, Marblehead

Section 2 Lot 6

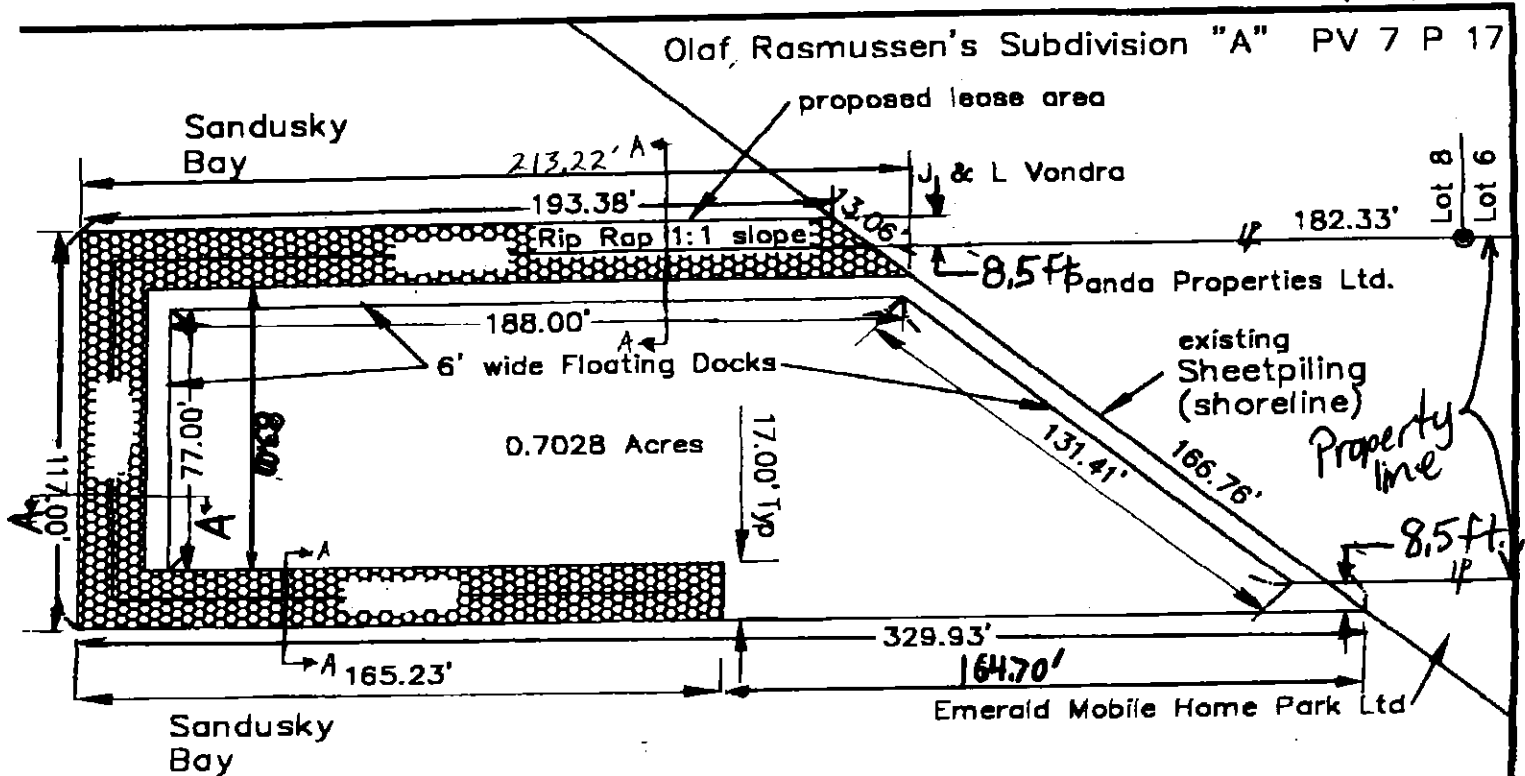
Nantbury Township, Ottawa County, Ohio



Carl & Jack

Carl M. Felck P.S. 7035

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MAGNETIC

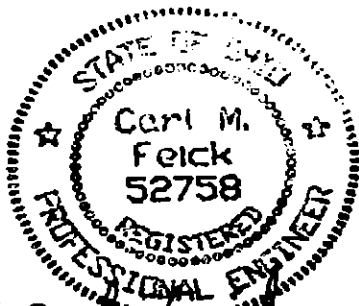
N

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



REV 8/20/00
REV 9/1/00

FEICK SURVEYORS

224 East Water Street, Sandusky, Ohio 44870, 419-825-3241

DRAWN BY: CMF

DATE: 6/5/2000

JOB NO.: 56378

SHEET 1 OF 1

Proposed Breakwall

Panda Properties Plan View

7280 Bayshore Road, Marblehead
Section 2 Lot 6
Danbury Township, Ottawa County, Ohio

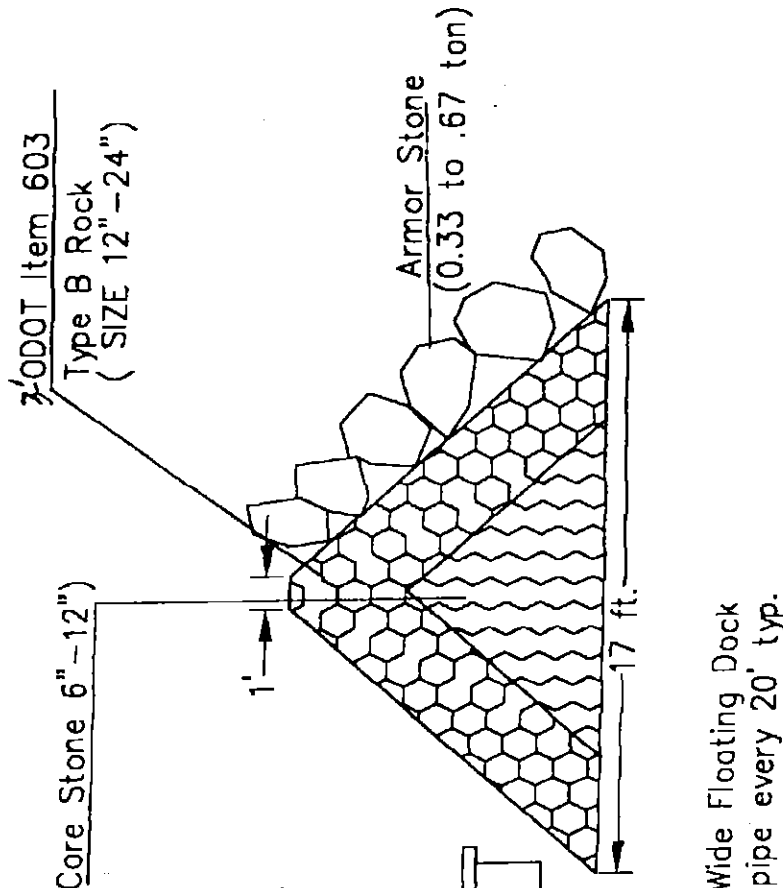
SPYGLASS CONDOMINIUM

D/A Processing No. 2000-02440(0)

Ottawa County, Ohio Quad: GYPSUM

Sheet 3 of 4

inside outside



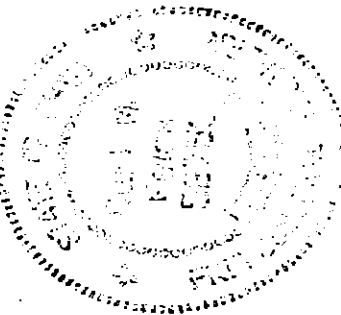
576.5 Top (IGLD 1985)

573.4 (IGLD 1985) Waterline

570.7 (IGLD 1985) Water 2/8/2000

568.2 BOTTOM (IGLD 1985)

SPYGLASS CONDOMINIUM
D/A Processing No. 2000-02440(0)
Ottawa County, Ohio Quad: GYPSUM
Sheet 4 of 4



Carl Feick

FEICK SURVEYORS

224 East Water Street, Sandusky, Ohio 44870, 419-825-3241

DRAWN BY: CMF

DATE: 6/15/2000

JOB NO.: 56378

SHEET 1 OF 1

Proposed Breakwall

Panda Properties Section View

7280 Bayshore Road, Marblehead
Section 2 Lot 6
Danbury Township, Ottawa County, Ohio